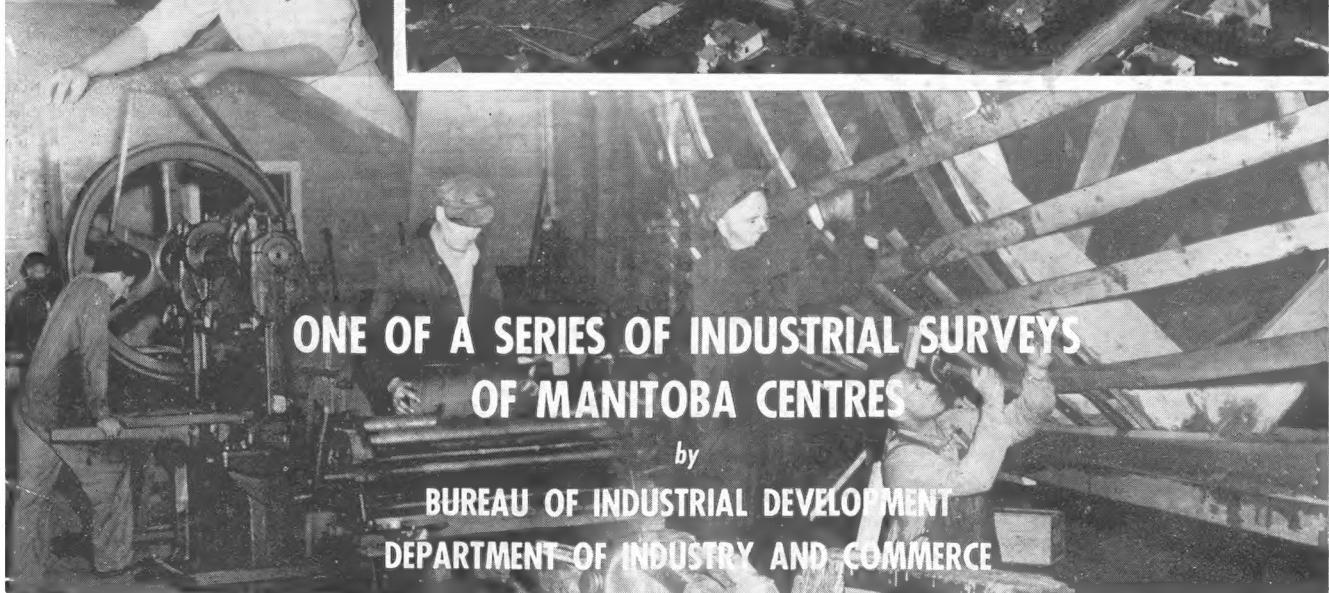


Facts About Boisbriand



ONE OF A SERIES OF INDUSTRIAL SURVEYS
OF MANITOBA CENTRES

by
BUREAU OF INDUSTRIAL DEVELOPMENT
DEPARTMENT OF INDUSTRY AND COMMERCE



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Facts About Boissevain

AN INDUSTRIAL SURVEY
OF
THE TOWN OF BOISSEVAIN

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Prepared by
The Bureau of Industrial Development
DEPARTMENT OF INDUSTRY AND COMMERCE
Province of Manitoba

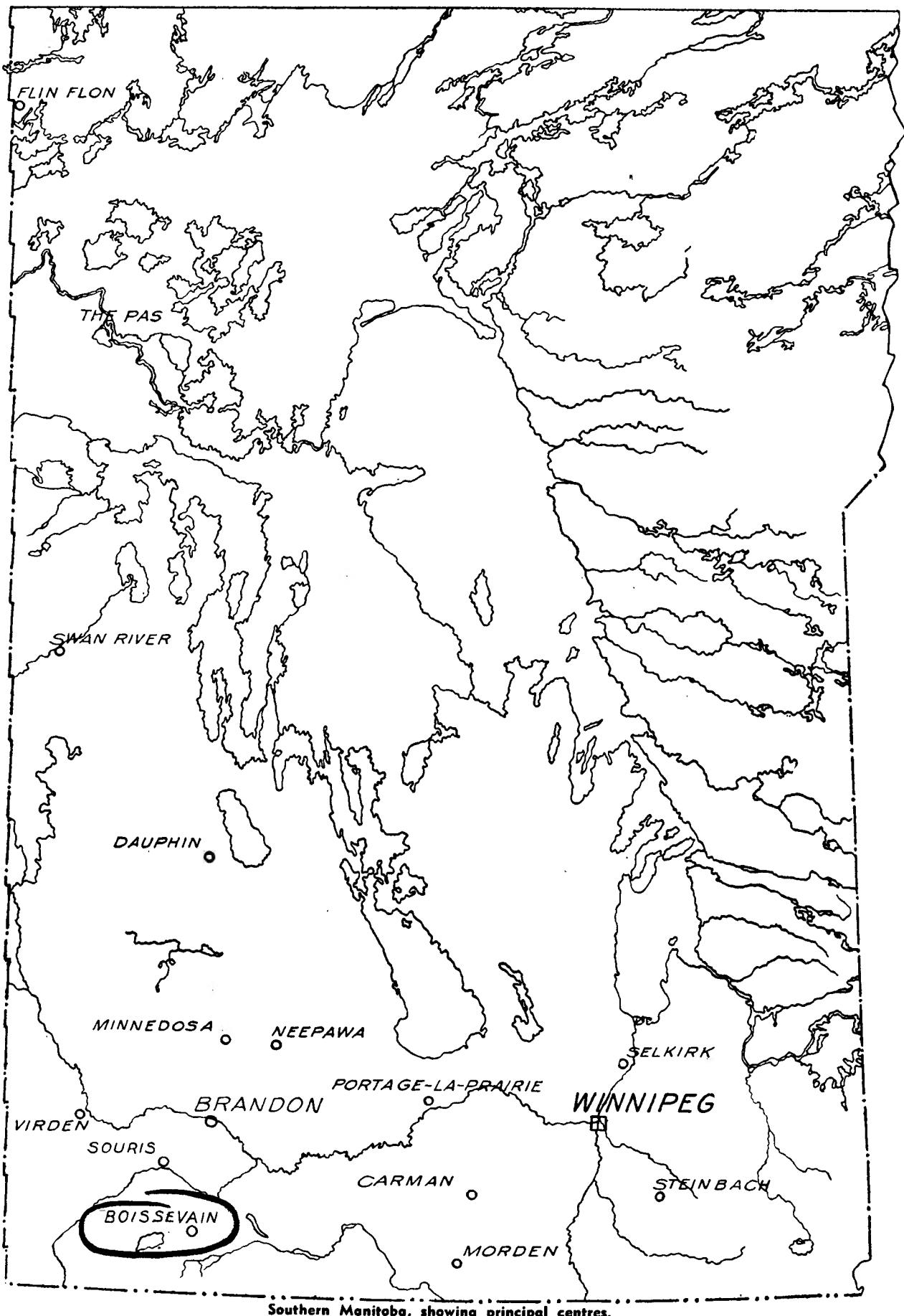
LEGISLATIVE BUILDING

WINNIPEG

F. L. JOBIN
Minister

R. E. GROSE,
Deputy Minister

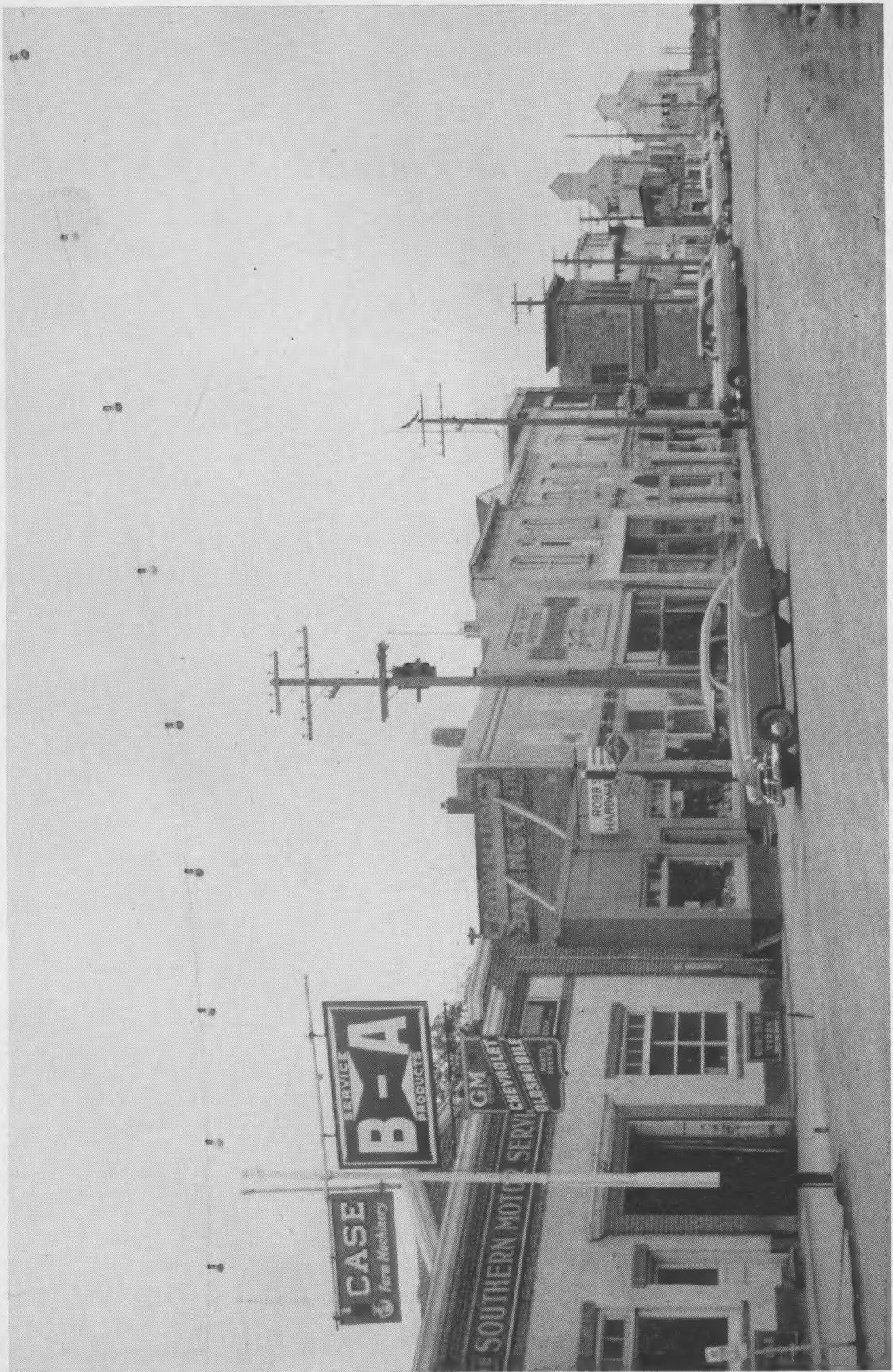
1956



Southern Manitoba, showing principal centres.

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Boissevain serves a trading area with a population of 4,000.

Foreword

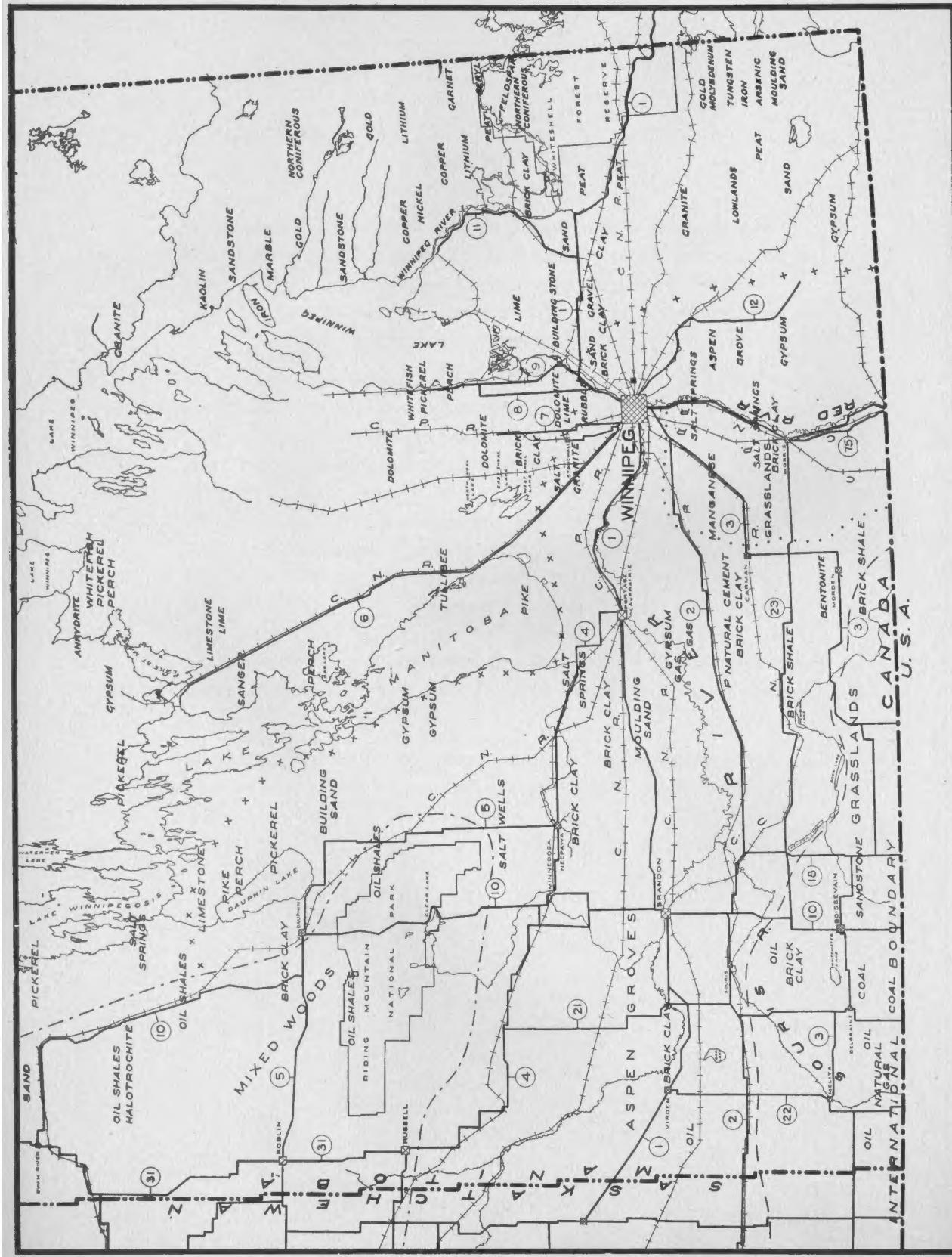
This booklet is for businessmen. It is one of a series of economic surveys published by the Department of Industry and Commerce designed to provide an inventory and analysis of physical and economic factors concerning incorporated cities and towns in the Province of Manitoba.

Manitoba cities and towns offer great advantages for production. Labour is reliable and adaptable. Communications by rail, road and air provide convenient and efficient methods of distribution. Within recent years there has occurred a notable advance in the volume and variety of Manitoba industry. A large proportion of the new projects have sprung from local enterprise, and a large number have come from other parts of Canada, the United Kingdom, the United States, and Europe. A noteworthy feature of the new development in the years succeeding the Second World War was the fact that nearly one-third of all new factories commencing operations in the province were located in rural communities.

The Department of Industry and Commerce is pleased to make this publication available for use by businessmen and organizations interested in opportunities for the expansion of manufacturing in this area.

A handwritten signature in black ink, appearing to read "F. L. Johnson".

Minister of Industry and Commerce.



Natural Resources of Southern Manitoba.

Origin and Background

Boissevain, population 1,250, is located 188 miles southwest of Winnipeg and 16 miles north of the United States border, at the junction of P.T.H. 3 and 10. The first settlers arrived in 1880. In 1881, with the extension of the boundary, this area came within the Province of Manitoba.

The townsite, laid out in 1882, was by-passed by the C.P.R. line constructed in 1885; the station being built at Cherry Creek. Stores and homes were moved from the old townsite to the new location. In 1886 it was named after a Belgian financier, Count Boissevain, whose family had furnished the capital expended on the railway. Boissevain was incorporated as a village in 1898 and as a town in 1906.

Natural resources include gravel, which is found in the southeastern portion of the municipality of Morton, and building stone is found along ravines in the Turtle Mountain. At present, Boissevain lies east of the province's major oil fields. However, the Whitewater Field is only eight miles to the west. At the end of 1955 there were six producing wells and prospects of further development are encouraging.

There are three producing wells in the Lulu Lake Field which is located about 16 miles to the south. Prospects for the establishment of a new field near Regent are encouraging since there are five producing wells at present.

The surrounding district is agricultural, primarily grain farming, although there are several herds of beef and dairy cattle in the vicinity. Boissevain is a shopping and trading centre for this area. Boissevain's Customs Port of Entry, which is the second largest in the province, is 16 miles to the south.

Agricultural Production

There are 618 farms in the district surrounding Boissevain. The farms are quite large—averaging 448 acres; grains are the principal crop and the primary source of farm income.

It is estimated that the 1955 farm cash income averaged \$3,227 per farm—slightly lower than the provincial average of \$3,314. The average farm cash income, per acre of farmland, was \$7.20 as compared with the provincial average of \$9.72.

Agriculture is not as diversified here as it is in some other parts of the province. Just under 75 per cent of the farm cash income is derived from grain, seeds and hay crops; livestock account for over 14 per cent of the farm cash income, while just over 3 per cent comes from the sale of dairy products. There are about 8,000 beef and dairy cattle, over half of which are kept for beef. About half the farmers keep cows, while about 43 per cent raise poultry.

Farms have an average value of \$22,828. This is equivalent to \$50.94 per acre. Land and buildings average \$29.72 per acre, implements and machinery \$13.01 and livestock \$8.21. Nearly all of the farms are electrified.

Wheat is the leading crop, followed by oats, barley, rye and flax.

CROP YIELD IN BUSHELS PER ACRE

Year	Wheat	Oats	Barley	Flax	Fall Rye
1948.....	23.0	42.7	27.6	10.6	16.5
1949.....	15.6	23.0	17.5	8.3	15.8
1950.....	19.3	44.7	32.5	10.8	15.0
1951.....	18.0	27.9	21.2	6.5	9.6
1952.....	22.6	40.4	32.6	9.5	15.7
1953.....	27.7	39.9	25.9	9.6	24.1
1954.....	12.6	21.8	19.5	8.0	16.0
1955.....	22.0	31.1	20.5	9.0	20.4
Average.....	20.1	33.9	24.7	9.0	16.6

Climate

Boissevain enjoys a more moderate climate than many other centres in the province. The average daily mean January and July temperatures are 1°F and 67°F. The growing season lasts for 106 days from May 16th to September 23rd. Precipitation averages 18.32 inches with the period of maximum rainfall coinciding with the growing season.

Transportation

Boissevain is on two branches of the Canadian Pacific Railway which provide direct service to Brandon and Winnipeg. There is a co-ordinated service for express, which travels to Brandon by rail and to Boissevain, from Brandon, by truck. Both buses and trains carry mail, providing two daily outlets.

Prairie Freighters are licensed by the Municipal and Public Utility Board to carry general freight from Boissevain to Brandon and Winnipeg. There is a daily service to both cities. Daily bus service is offered by the Grey Goose Bus Lines Ltd., to Winnipeg and by the Manitoba Motor Transit Ltd. to Brandon.

The town is strategically situated at the junction of two main highways—P.T.H. Nos. 3 and 10. These, and a network of municipal roads, facilitate the movement of traffic into Boissevain from the four points of the compass.



The Customs Port of Entry is just sixteen miles to the south, near the famous International Peace Gardens.

Power

The town of Boissevain is fed from Brandon by a 66,000 volt line of the Manitoba Power Commission's distribution system. Alternative feeds are available at 33,000 volts from Virden and Pilot Mound.

There were an average of 523 meters in service during the fiscal year ending March 31st, 1955. Kilowatt hour consumption during the period April 1st, 1954, to March 31st, 1955, was 1,752,000.

Commercial Rates

Applicable to all commercial loads up to 20 k.v.a. demand, except that motor loads of 2 h.p. total capacity or greater, and arc welding equipment must be on the standard power rate. Commercial loads in excess of 20 k.v.a. subject to approval.

Energy Charge:

First 100 k.w.hrs. used each month at 6c per k.w.hr.
Next 200 k.w.hrs. used same month at 3c per k.w.hr.
Balance of energy used same month at 2c per k.w.hr.
Minimum bill \$1.00 per month.

Power Rates

Applicable to motor loads of 2 h.p. and greater, arc welders, hospitals and public institutions.

Energy Charge:

5c per k.w.hr. for the first thirty (30) hours of use of 80% of total connected load, or 80% of established monthly demand in k.v.a. each month.

Plus: 3½c per k.w.hr. for the next thirty (30) hours of use of 80% of total connected load, or 80% of established monthly demand in k.v.a. the same month.

Plus: 1c per k.w.hr. for all additional energy used the same month.

Prompt Payment Discount 10% of gross bill if paid within discount date indicated on bill.
Minimum monthly bill \$1.50 per k.w. of 80% of total connected load or \$1.50 per k.v.a. of 80% of monthly established demand in k.v.a.

In no event will the net monthly minimum be based on less than 25% of highest established demand in previous 12 months and in no case less than 10 k.v.a.

Wholesale Discounts

Applicable to all power services of purely industrial motor loads except where special contracts are in effect.

First \$200.00 gross bill each month, no discount.

Next \$300.00 gross bill each month, 10% discount.

On all gross bills in excess of \$500.00 per month, 20% discount.

Off-Peak Service

20% applied to gross bill prior to wholesale discount.

Subject to approval, power customers with a load in excess of 10 k.v.a. may secure off-peak service provided their control equipment is such that a time switch may be installed to definitely disconnect the service for four hours each day and also provided the effective term is for a minimum of four months, which must include the months of November, December, January and February.

Short Term Power Service

Power customers may contract for service on a seasonal basis for a minimum period of six months or a maximum period of eight months providing the months of operation do not include November December, January and February and the total load is disconnected or connected as the case may be.



Two of the many attractive modern homes located in Boissevain.

Water and Sewer Facilities

The town's water supply is obtained from a reservoir formed by a dam constructed under the Prairie Farm Rehabilitation Act. The reservoir has a capacity of about 600 acre feet. The supply can be supplemented from Lake Bower, 12 miles to the south in the Turtle Mountain Forest Reserve.

Twenty blocks are included in the town's water and sewer service district which went into operation in 1955. This is practically all the built-up section. There are 62,000 feet of water and sewer mains. There are over 300 residential and commercial services. Fire protection for the whole town is provided by 27 strategically located hydrants. Fire equipment consists of a crash tender pumper and two chemical sprayers.

An elevated tank with a capacity of 70,000 gallons maintains pressure at about 50 pounds per square inch. The water treatment plant is situated at the main dam and has a designed capacity of 200,000 g.p.d. Present consumption is about 100,000 g.p.d. The system has a surplus capacity of 100,000 g.p.d. at present and with slight modification this could probably be increased to 200,000 g.p.d. Equipment includes three large pressure filters, one recarbonation tank, one accelerator tank and a softener system. Chlorine, ammonia, activated carbon, aluminum sulphate, soda ash and lime are used to treat the water.

The layout of the sewer and water system will be found at the end of this brochure.

Sites

For the most part, grain elevators and oil storage tanks are situated along the Canadian Pacific Railway right-of-way. Companies requiring railway service could either lease land from the railway or purchase property in the southwestern part of the town to which an existing spur track might be extended.

There are several lots suitable for commercial use in various sections of the town. However, the choice in the main business section is limited.

There is no set price for land owned by the Town. Council considers all offers for the purchase of municipal property.

Population

The number of people living in Boissevain remained almost stationary between 1921 and 1941. However, there has been a considerable influx of people since the war with the result that the number of residents rose by 49.5 per cent to 1,250 during the last decade.

The farm population reached a peak in 1931 and has been gradually declining since that time. This is a direct result of the mechanization of agriculture which has led to an increase in the size of the farm unit and to a decrease in the farm labor force.

The population of the town and immediate district is 4,000. It seems likely that the number of people living in the district will remain at about this level, barring any radical alteration in the local economy. The natural increase in the number of people living in Boissevain itself may be expected to more than offset any further decline in the farm population.

Market

Boissevain is centrally situated with respect to the economic region comprising the prairie provinces of Manitoba, Saskatchewan and Alberta. In fact, the town's largest industry successfully distributes its products, not only within this region, but also in Eastern Canada. About 20 per cent of all Canadians live in the Prairie Region.

Analyses of various economic factors indicate that the town is the principal center for a rectangular district of some 440 square miles in area. There are 618 farms and over 4,000 people living there—the boundaries lie approximately 14 miles to the north, 10 miles to the west, 8 miles to the east and 9 miles to the south.

It is estimated that the income of the people in the district is about \$3,000,000 annually. This is equivalent to \$857 for every man, woman and child. The sources of the income are estimated to be: farm cash income \$1,990,000, salaries and wages \$450,000, business and professional income \$400,000, investment income \$140,000. It will be noted that over 66 per cent is derived directly from agriculture.

The census for distribution shows that the retail sales were \$2,300,900 in 1951. This is equivalent to per capita sales of \$2,267, when based on the number of people in the town itself, and to \$657 per capita, when based on the number of people in the district served. Since per capita sales for the province averaged \$783 for the period under consideration, this indicates that merchants in Boissevain realize nearly 84 per cent of the business theoretically available to them. It is estimated that retail sales were approximately \$2,400,000 in 1955.



This attractive church is typical of the many fine stone buildings that have been built in Boissevain.

RETAIL TRADE

Kind of Business	Number of Stores	Sales
All stores, total	27	\$2,300,900
Food and Beverage group	8	433,700
Automotive group	6	646,300
Building materials and hardware group	4	392,000
Other retail stores group	9	828,900

(Source Census of Distribution)

BUSINESSES

Aitkens, R. C.	Insurance, real estate
Anglo Canadian Oils Co. Ltd.	Service Station
Baizley, Dr. C. G.	Chiropractor
Bird, Dr. F. V.	Physician
Boissevain Consumers Co-op Ltd.	General Merchant
Boissevain Funeral Home	Mortician
Boissevain Implements Ltd.	Garage, implements
Boissevain and Morton Memorial Hospital	Hospital
Boissevain Recorder	Printing, publishing
Bus Depot	Cafe
Canadian Pacific Railway	Station
Conroy's Garage	Garage
Cowie, J. R.	Shoemaker
Crowhurst Baking Co.	Bakery
Dow, E. I.	Implements, fuel
Dring Laminated Structures Ltd.	Glued wood arches
Dunn, L. V.	Accountant
Gilling, J.	Jewellery
Gowler, E. B.	Implements
Hammond, A. J.	Highway freighter
Hickson, D. C.	Billiard parlor
Highway Lunch	Cafe
Highway Service Garage	Garage, implements
Home Hotel	Hotel
Houston's Drug Store	Druggist
Johnson's Hardware and Appliances Ltd.	Hardware
Johnson's Quick Freeze	Locker Plant
King, Geo. & Son	General Merchant
Kinsey's Plumbing and Heating	Plumbing and heating contractors
Lake of the Woods Milling Co.	Elevator
MacKenzie & Crearar	Barristers
MacLeod's	Hardware
Manitoba Dairy and Poultry Co-op Ltd.	Egg and Poultry station
Manitoba Pool Elevators	Elevator
Manitoba Telephone System	Station
Marriott's Esso-Service	Service station
McCabe Bros. Grain Co. Ltd.	Elevator
McPhail, Dr. D. M. and Dr. E.	Physician and surgeon
Modern Motors	Garage, implements
Monarch Lumber Co. Ltd.	Building supplies
Nora's Beauty Shop	Hairdresser
Newton, E. H. and Son	General Merchant
Peace Garden Cafe	Cafe
People's Meat Market	Meat Market
Pugh, I.	Decorator
Queen's Hotel	Hotel
Ready Agencies	Insurance, real estate
Robb's Hardware	Hardware
Royal Bank of Canada	Bank
Scotty's	General Merchant
Shelton Electric Hatcheries	Hatchery
Southern Motors Garage	Garage, implements
Steel, W.	Bulk oil
Sunshine Electric	Electrical contracting
Sushelnitsky, J.	Garage, implements
Welch	Men's furnishings
White, J. G.	Painter
Willibie, Dr. Roye	Veterinarian

Labour Force

There are 390 men and 398 women over 14 years of age. The labour force comprises 333 men and 133 women, and 238 men and 90 women are in the wage-earner category.

In 1951, the average annual wage was \$1,600 for men. The wages paid to industrial workers averaged \$1,723 annually. Currently wage rates at the principal industry are \$1.12 an hour, indicating that wage rates have risen since the time of the census.

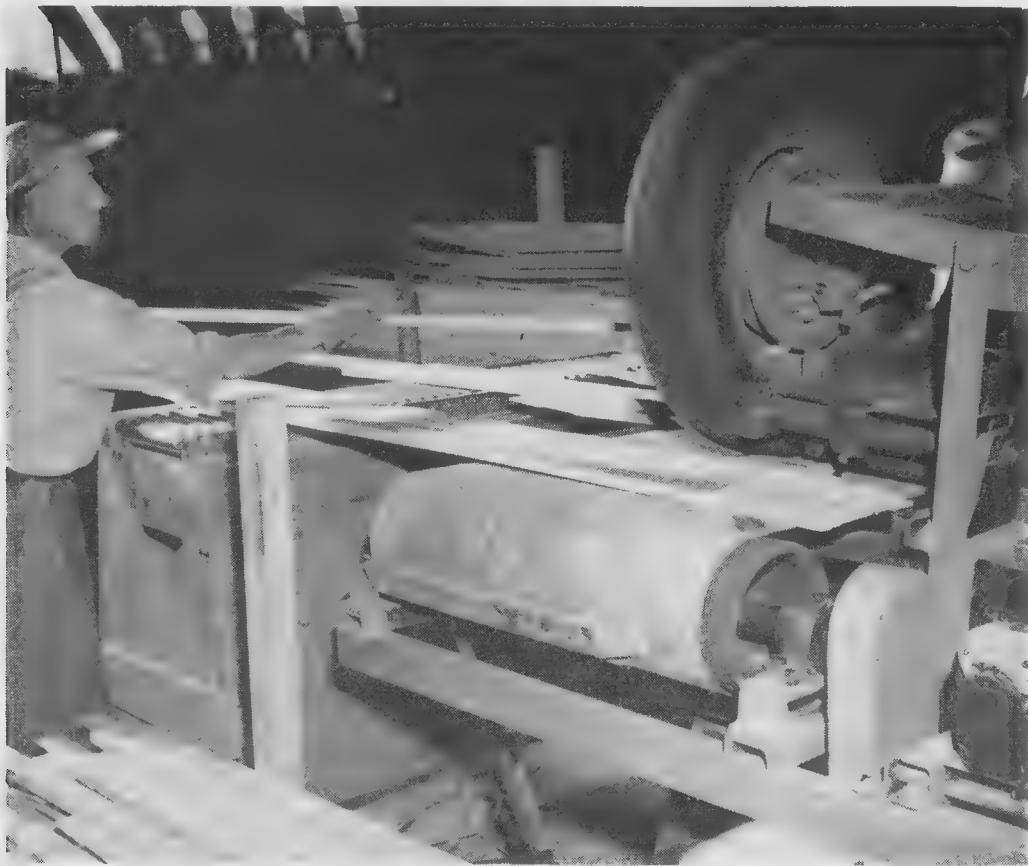
Legislation Affecting Labour

All wages, with certain exceptions in agricultural and domestic service occupations, are subject to the Minimum Wage Act of Manitoba. This Act stipulates the minimum below which wages must not go. Present minimum wage rates are 48c an hour for experienced male workers under 18, and 60c for those 18 and over. The present wage level of 90c per hour for unskilled labour is well above the minimum. Experienced female workers in urban areas have a minimum rate of 48c an hour for those under 18 and 55c an hour for those 18 and over. In rural areas the rates are 45c an hour for those under 18 and 52c an hour for those 18 and over. In accordance with the Manitoba Fair Wage Act, two fair wage Boards are active in the province, governing the construction and hairdressers industries respectively. These Boards establish minimum Fair Wage rates and maximum hours for the different groups. Under the Manitoba Vacations With Pay Act, all employees who complete a year's service are entitled to not less than one week's annual vacation with pay and two weeks with pay is mandatory, following the completion of three years of continuous service. The Labour Relations Act provides for a Labour Relations Board to promote equitable relations between employers and employees and to facilitate the just settlement of disputes. The Board is composed of a chairman, three members representing management and three representing labour. Subject to certain revisions warranted by special circumstances, the Hours and Conditions of Work Act, administered by this Board, specifies an eight-hour day, a forty-eight hour week for male employees, a forty-hour week for female employees, overtime rates of time and one half, the observance of statutory holidays, and notice of termination of employment. The Workmen's Compensation Act established a provincial accident fund from which compensation is paid to disabled workers and to dependents of workers killed in the course of employment. Employers pay into the fund and are insured against liability for employees' accidents. The Manitoba Factories Act sets forth detailed regulations for safety, health and welfare of workers and for the systematic inspection of plants.

Manufacturing and Processing

There are three manufacturing establishments in Boissevain. Johnson's Quick Freeze processes meat and dresses poultry and serves a large area in the vicinity of the town. The second establishment, the Recorder Publishing Company, publishes a weekly newspaper and does job printing. The third, Dring Laminated Structures Limited, is the largest local industry and is engaged in the production of glued, laminated wood arches and rafters. The firm was incorporated in 1949 and under the guidance of very capable management, business has steadily increased since that time. Glued, laminated wood arches, rafters and trusses are presently being shipped by truck or rail to all provinces, from B.C. to Quebec, and also the northern U.S.A.

A labour force of some 60 people is drawn entirely from Boissevain and district and a large percentage of these people own their own homes and do all of their business in Boissevain. In 1955, salaries and wages totalling \$131,601.42 were paid out by the Company and the bright outlook for the construction industry should provide an even higher figure for 1956. The employees work a regular forty-hour week with double shifts being operated during the rush season.



The production of glued laminated arches and rafters is the town's leading industry.



The laminated arches and rafters produced by Dring Laminated Structures Limited are pre-stressed.

All raw materials originate from B.C. and must be rail-shipped into Boissevain on the C.P.R. line. In 1955, gross sales amounting to \$750,000.00 were made, an increase of approximately 25% over 1954. Branch offices are maintained in Calgary, Alta., and Peterborough, Ont., for servicing an ever-expanding market and a similar increase in volume is anticipated for 1956.

Salesmen operating out of the Head Office at Boissevain, Man., are ready at any time to provide complete and up-to-date information to anyone anywhere who is interested in laminated wood structures. This service is in the nature of sales promotion as the actual selling by the Company is done at a wholesale level to all bona fide lumber dealers, who, in turn, do the retail selling. Most of the enterprising lumber yard operators in Canada are now stocking DRING products as a regular item of inventory.

ESTABLISHMENT	PRODUCTS
Dring Laminated Structures Ltd.	Laminated wooden arches, trusses and rafters
Johnson's Quick Freeze	Processed meats, dressed poultry
The Recorder	Printing and publishing

Municipal Affairs

Municipal affairs are under the control of a mayor and four councillors.

From the statistics which follow, it will be seen that taxes, revenues and expenditures have just about doubled in Boissevain, as in nearly all other municipal corporations, since the end of the war. Boissevain is a progressive town, and the people recognized that a modern waterworks and sewerage system would be necessary if the town were to continue to grow and develop industrially. Accordingly, on May 1st, 1954, the Town issued \$370,000 of debentures. A total of \$130,669.51 were sold locally, and \$220,830.49 was realized from the sale of the debentures through the town's brokers.

Financial Statistics For Boissevain Showing Per Cent Change From 1946 to 1955

	1955	Per Cent Change From 1946-1955
	\$	%
Tax Revenue:		
School.....	19,729.00	160.5
Debentures.....	17,102.19	2,792.9
Municipal.....	26,892.34	224.9
Business (5% of rental value).....	4,667.00	174.4
Total Tax Imposed.....	68,390.53	258.4
 Revenue:		
Net Tax Revenue (less Reserve).....	67,753.31	265.1
Other Revenue.....	1,479.35	98.9
Total Revenue.....	69,232.66	258.7
Net Revenue for Current Purposes.....	69,232.66	273.3
 Expenses:		
Schools.....	13,000.00	71.9
Debentures and Deferred Liabilities.....	32,307.35	5,361.1
Total Uncontrollable.....	45,307.35	418.6
Public Works.....	7,130.58	103.1
Protection of Persons and Property.....	3,634.16	- 47.7
Social Services.....	3,172.70	92.9
Fixed Assets.....	370.00
Miscellaneous.....	2,225.00	302.0
Administration.....	4,112.38	51.6
Total Operating Cost.....	65,952.17	173.5
 Debt:		
Debentures and Deferred Liabilities.....	371,708.67	33,689.9
Investments.....	17,891.35	33.7

Social Supplements

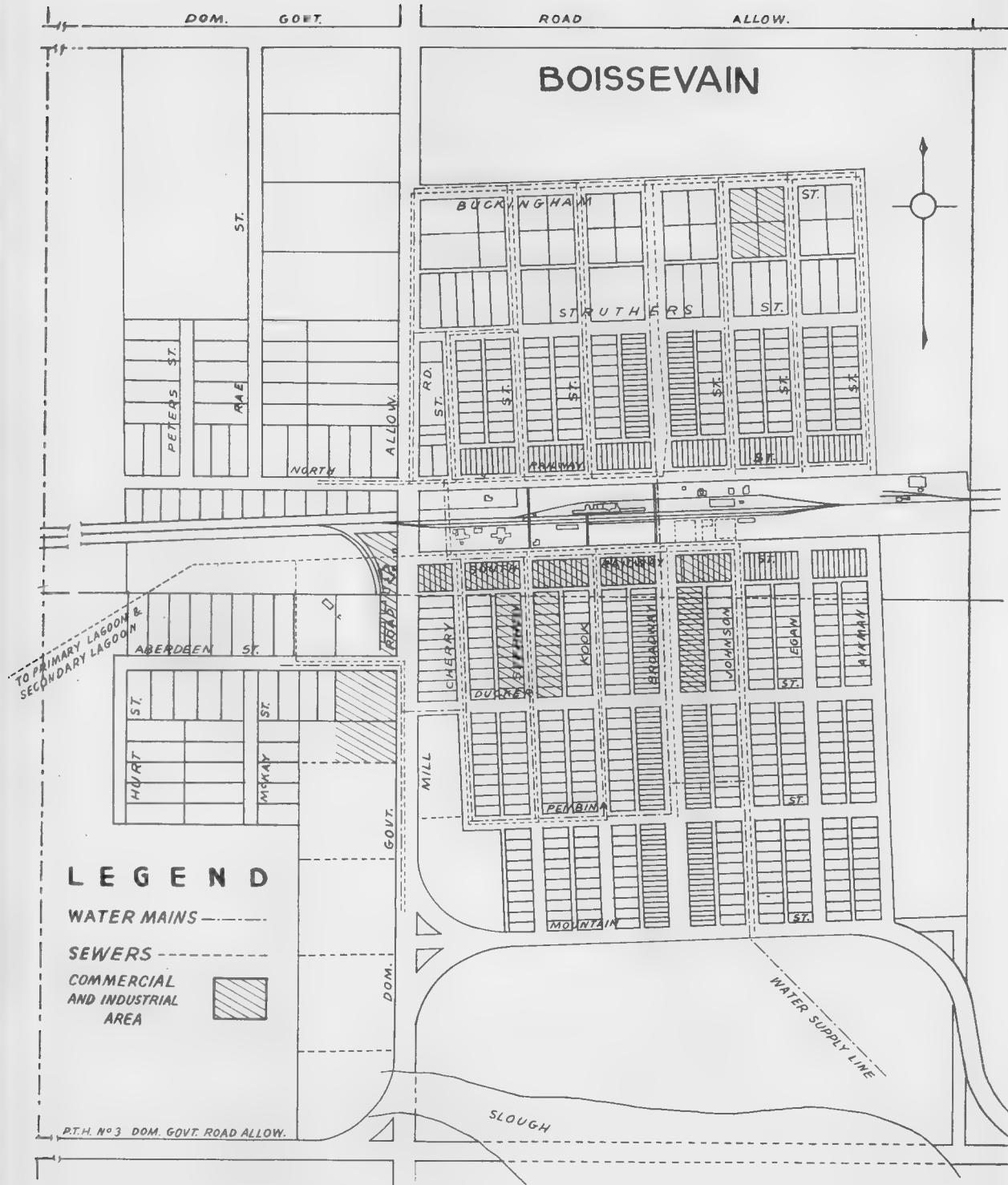
Boissevain is only 15 miles north of the International Peace Garden. Since its dedication in 1932, the garden has evolved into one of the district's major tourist attractions. It is more than 2,000 acres in area. Some portions are fully landscaped, while others have been left in their natural state. The garden is administered by a board of directors and is financed by contributions from private and governmental sources.

The terrain near the town is characterized by numerous small lakes. The Turtle Mountain Forest Reserve and Whitewater marsh are widely known for their excellent hunting and shooting.

Recreational facilities in the town include curling and skating rinks, dance hall, theatre, park and playground.

There are adequate school and hospital facilities.

The Land Titles Office serving the surrounding district is situated in Boissevain; the town is also a county court judicial centre.



Further Enquiries

Any firm requiring information or special data pertaining to any or all of the foregoing topics should contact one of the following agencies.

The Mayor Boissevain, Manitoba

The Secretary,
Boissevain Chamber of Commerce Boissevain, Manitoba

The Department of Industry and Commerce,
Legislative Building Winnipeg, Manitoba





THE DEPARTMENT OF INDUSTRY AND COMMERCE IS
at your Service . . .
... regarding

Plant Location

The Department will provide manufacturers interested in the possibility of locating in Manitoba with complete and accurate data on all factors related to the establishment of manufacturing operations in this area. Special confidential reports will be prepared at the request of potential manufacturers. These reports will contain detailed information on such factors as market data and analysis, labor supply and wage rates, availability and cost of power, taxation, transportation facilities, availability of sites and buildings and related industrial location data.

***Sub-contract or Manufacturing
Under License Arrangements***

Contact with Manitoba manufacturers will be provided by The Department to firms from outside the province interested in having their products wholly or partially manufactured and assembled on a sub-contract or manufacturing license arrangement.

Location of Agents and Distributors

The Department will also assist manufacturers seeking sales representatives. Contacts with suitable agents or agencies can be arranged for firms seeking representation in this area.

DEPARTMENT OF INDUSTRY AND COMMERCE
Province of Manitoba
LEGISLATIVE BUILDING - WINNIPEG, MANITOBA

